

013.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,009,400 / 1,009,400

APPRAISED:

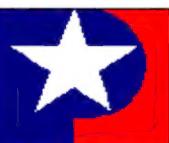
1,009,400 / 1,009,400

USE VALUE:

1,009,400 / 1,009,400

ASSESSED:

1,009,400 / 1,009,400



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
25-27		MARY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DIPALERMO DAVID J/TRUSTEE	
Owner 2:	DIPALERMO FAMILY TRUST	
Owner 3:		

Street 1: 27 MARY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: DI PALERMO JOSEPHINE/JOSEPH -

Owner 2: -

Street 1: 27 MARY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2969 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6690	Sq. Ft.	Site			0	80.	0.93	1									496,559						496,600	

Legal Description							User Acct
							10543
							GIS Ref
							GIS Ref
							Insp Date
							01/30/09

Parcel ID						
013.0-0007-0001.0						

!1299!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	508,400	4400	6,690.	496,600	1,009,400		Year end	12/23/2021
2021	104	FV	485,200	4400	6,690.	496,600	986,200		Year End Roll	12/10/2020
2020	104	FV	485,300	4400	6,690.	496,600	986,300		Year End Roll	12/18/2019
2019	104	FV	371,900	4400	6,690.	527,600	903,900		Year End Roll	1/3/2019
2018	104	FV	371,900	4400	6,690.	384,800	761,100		Year End Roll	12/20/2017
2017	104	FV	348,500	4400	6,690.	335,200	688,100		Year End Roll	1/3/2017
2016	104	FV	348,500	4400	6,690.	285,500	638,400		Year End	1/4/2016
2015	104	FV	310,100	4400	6,690.	279,300	593,800		Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
DI PALERMO JOSE	1503-144		2/6/2017	Convenience		99	No	No		Guiseppe DiPalermo d.o.d. 10/28/2017 Bk 1240				
DI PALERMO JOSE	1240-170		8/6/2001	Family		1	No	No						
	1066-129		2/1/1990				1	No	No	A				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/30/2009		Meas/Inspect							345			PATRIOT					
10/23/1999		Inspected							263			PATRIOT					
10/4/1999		Mailer Sent															
10/4/1999		Measured							163			PATRIOT					
8/25/1993												AJS					

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	Alt %:
Jurisdct:	Fact: .
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl 25 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	3
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #		Year:		Color:	
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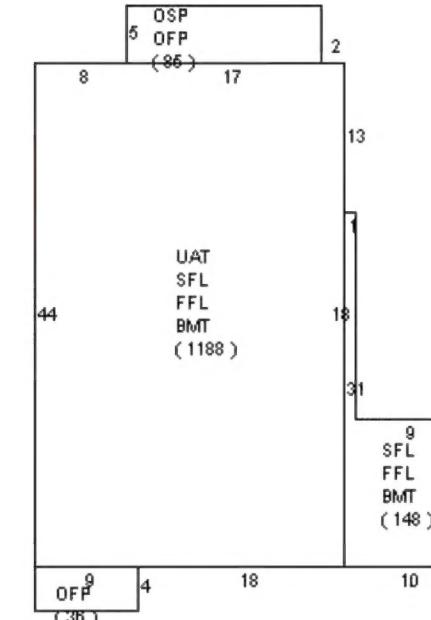
**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1927	22.72	T	40	104			4,400			4,400
2	Frame Shed	D	Y	1	8X7	A	AV	1980	0.00	T	31.2	104						

More: N

Total Yard Items: 4,400

Total Special Features:

**SKETCH****BATH FEATURES**

Full Bath:	3	Rating: Average	OF= BMT SINK 2 FP-NONFUNCTIONAL.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating: Fair	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 15	BRs: 5	Baths: 3 HB

**OTHER FEATURES**

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	31 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	1.04296398
Const Adj.:	0.98255032
Adj \$ / SQ:	184.458
Other Features:	124800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736832
Depreciation:	228418
Depreciated Total:	508414
WtAv\$/SQ:	
Juris. Factor:	
Special Features:	0
Final Total:	508400
AvRate:	
Before Depr:	184.46
Val/Su Net:	112.70
Val/Su SzAd:	190.27
Ind. Val:	

**PARCEL ID** 013-0-0007-0001.0

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,336	55.340	73,931
FFL	First Floor	1,336	184.460	246,435
SFL	Second Floor	1,336	184.460	246,435
UAT	Upper Attic	297	129.120	38,349
OPF	Open Porch	121	29.610	3,583
OSP	Screen Porch	85	38.810	3,299
	Net Sketched Area:	4,511	Total:	612,032
Size Ad	2672	Gross Area	5402	FinArea
			2969	

**SKETCH****IMAGE****AssessPro Patriot Properties, Inc**